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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION	
In re: LESLIE KLEIN, Debtor(s)	CASE NO.: 2:23-bk-10990-SK CHAPTER: 11 NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: <i>(title of motion¹)</i> MOTION FOR ORDER APPROVING SALE OF ESTATE'S INTEREST IN SUITE 1323 OF THE LEONARD PLAZA HOTEL, HA-RAV AVIDA ST 1, JERUSALEM, 9426801, ISRAEL

PLEASE TAKE NOTE that the order titled **ORDER GRANTING MOTION AND APPROVING SALE OF ESTATE'S INTEREST IN SUITE 1323 OF THE LEONARD PLAZA HOTEL, HA-RAV AVIDA ST 1, JERUSALEM, 9426801, ISRAEL** was lodged on *(date)* February 12, 2025 and is attached. This order relates to the Motion which is docket number 895 .

¹ Please abbreviate if title cannot fit into text field.

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7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re

12 LESLIE KLEIN,

13 Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION AND
APPROVING SALE OF ESTATE'S
INTEREST IN SUITE 1323 OF THE
LEONARDO PLAZA HOTEL, HA-RAV
AVIDA ST 1, JERUSALEM, 9426801,
ISRAEL**

Date: February 12, 2025

Time: 9:00 a.m.

Crtrm.: 1575

Judge: Hon. Sandra R. Klein

[Relates to Docket Nos. 895, 904 and 906]

1 A hearing was held on February 12, 2025, at 9:00 a.m., before the Honorable Sandra R.
2 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575
3 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Approving*
4 *Sale of Estate's Interest In Suite 1323 Of The Leonardo Plaza Hotel, Ha-Rav Avida St 1,*
5 *Jerusalem, 9426801, Israel* [Docket No. 895] (the "**Motion**")¹, filed by Bradley D. Sharp, the duly
6 appointed, authorized and acting chapter 11 trustee (the "**Trustee**") in the above-captioned
7 bankruptcy case. Appearances were made as noted on the record.

8 The Court, having read and considered the Motion and all papers filed in support thereof,
9 as well as the response filed by Leslie Klein as Trustee of the Marital Deduction Trust of Erika
10 Klein and Trustee of the Credit Trust of Erika Klein [Docket No. 904] and the Trustee's reply
11 thereto [Docket No. 906], and, having found that the offer of Philip Joseph Goldschmiedt and
12 Rachel Goldschmiedt (the "**Buyer**") is the "highest and best" offer received with respect to the
13 proposed sale, and that the Buyer is entitled to "good faith" protection in accordance with 11
14 U.S.C. §363(m), and having found that Suite 1323 of The Leonardo Plaza Hotel, Ha-Rav Avida St
15 1, Jerusalem, 9426801, Israel (the "**Property**") is free and clear of all liens, claims or interests,
16 except for an order prohibiting any disposition of the Property issued by the Israeli Court at the
17 Trustee's request, and with good cause shown,

18 IT IS HEREBY ORDERED:

- 19 1. The Motion is **GRANTED**.
- 20 2. The Trustee is authorized to sell. pursuant to 11 U.S.C. §363(b), the bankruptcy
21 estate's interest in the Property, as further set forth herein.
- 22 3. The offer (the "**Accepted Offer**") from the Buyer in the amount of 3,271,000 Israel
23 New Shekels (ILS) is approved. The Accepted Offer is the "highest and best" offer the Trustee
24 has received for the Israel Property.
- 25 4. The Buyer is deemed a "good faith purchaser" pursuant to 11 U.S.C. § 363(m).
- 26
- 27

28 ¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

5. Notwithstanding Bankruptcy Rule 6004(h), this Order shall be effective and enforceable immediately upon entry, its provisions shall be self-executing, and the Trustee is authorized to proceed with the sale. The Motion or notice of Motion shall be deemed to provide sufficient notice of the Trustee's request for waiver of the otherwise applicable stay of the Order.

PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
LOS ANGELES, CALIFORNIA

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10100 Santa Monica Boulevard, Suite 1300, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* **February 12, 2025**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On *(date)* **February 12, 2025**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* **February 12, 2025**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via Email:

Eric J Olson: eric@ejolsonlaw.com

Leslie Klein: les.kleinlaw@gmail.com;

leskleinlaw@gmail.com; kleinlaw@earthlink.net

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 12, 2025
Date

Nancy H. Brown
Printed Name

/s/ Nancy H. Brown
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): 2:23-bk-10990-SK**

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